

## 2.3 The Existing Estate



The Site levels were once higher on the western part of the estate, evidenced by the levels existing trees on raised mounds.



The north-south axial orientation of the blocks does not acknowledge the enclosure given by the Victorian Villas on the opposite side of Agar Grove



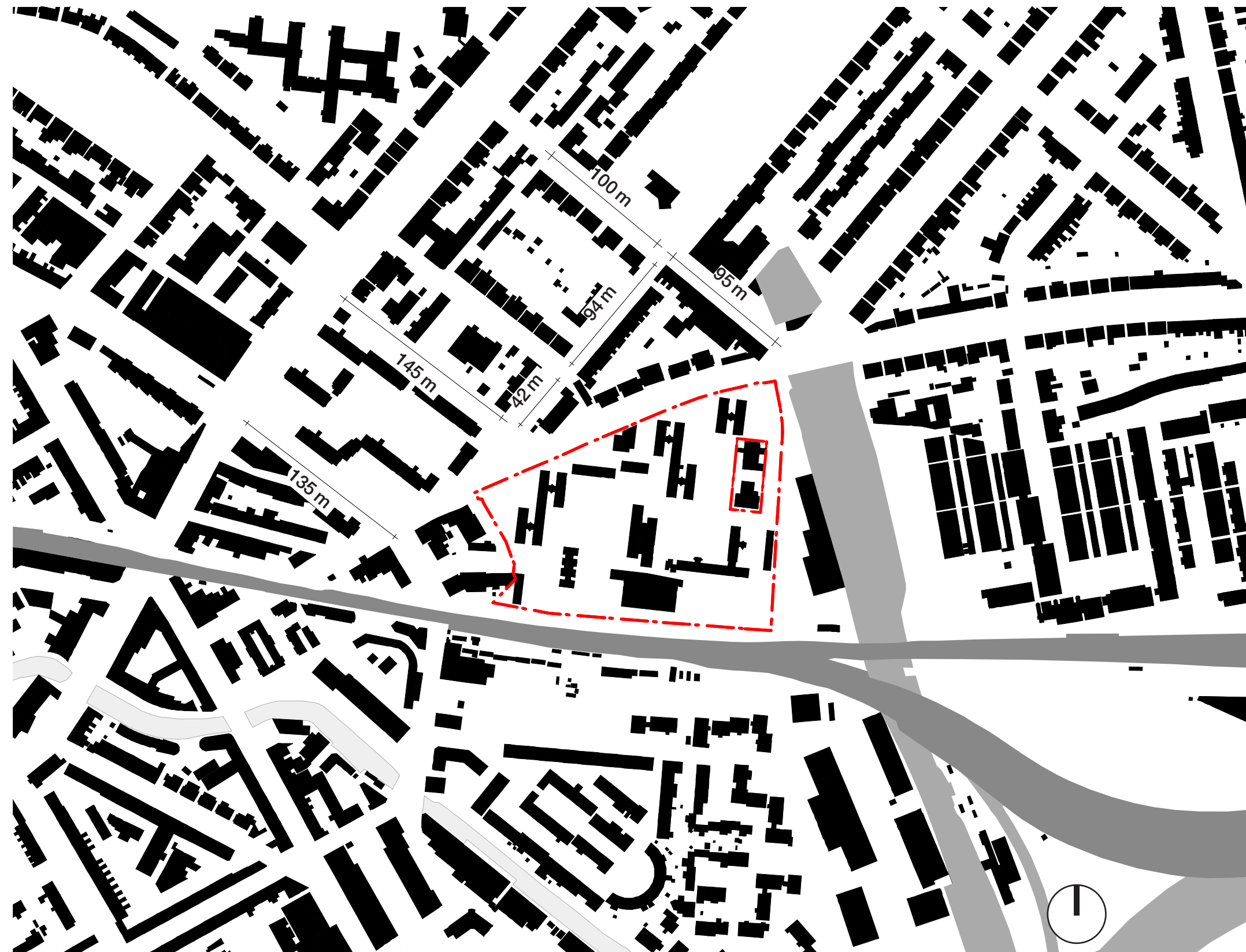
Level changes across the site have resulted in poorly defined routes through the estate



Undercroft spaces attract antisocial behaviour at night.



## 2.4 Physical and Urban Context



### Urban Grain

Most of the surrounding area is formed of traditional streets with building frontages providing definition and enclosure to the spaces they front onto. Conversely as a series of objects in space the existing Agar Grove estate can be read as clearly different from the surrounding urban grain.

The Eastern and southern boundaries of the site are currently bounded by the Midland Mainline and Northern London line respectively. Whilst Camley Street runs between the eastern boundary and the railway, this boundary is fully contained by a perimeter wall. Consequently the site suffers from a lack of permeability and is not well connected to the wider neighbourhood.

The proposals seek to bring coherence to the urban grain and to create a more legible development which integrates more effectively with the surrounding city.

Construction of post-war municipal housing has resulted in the erosion of the traditional street layout and fragmenting the urban grain between Agar Grove and Maiden Lane.

#### KEY:

--- Site Boundary

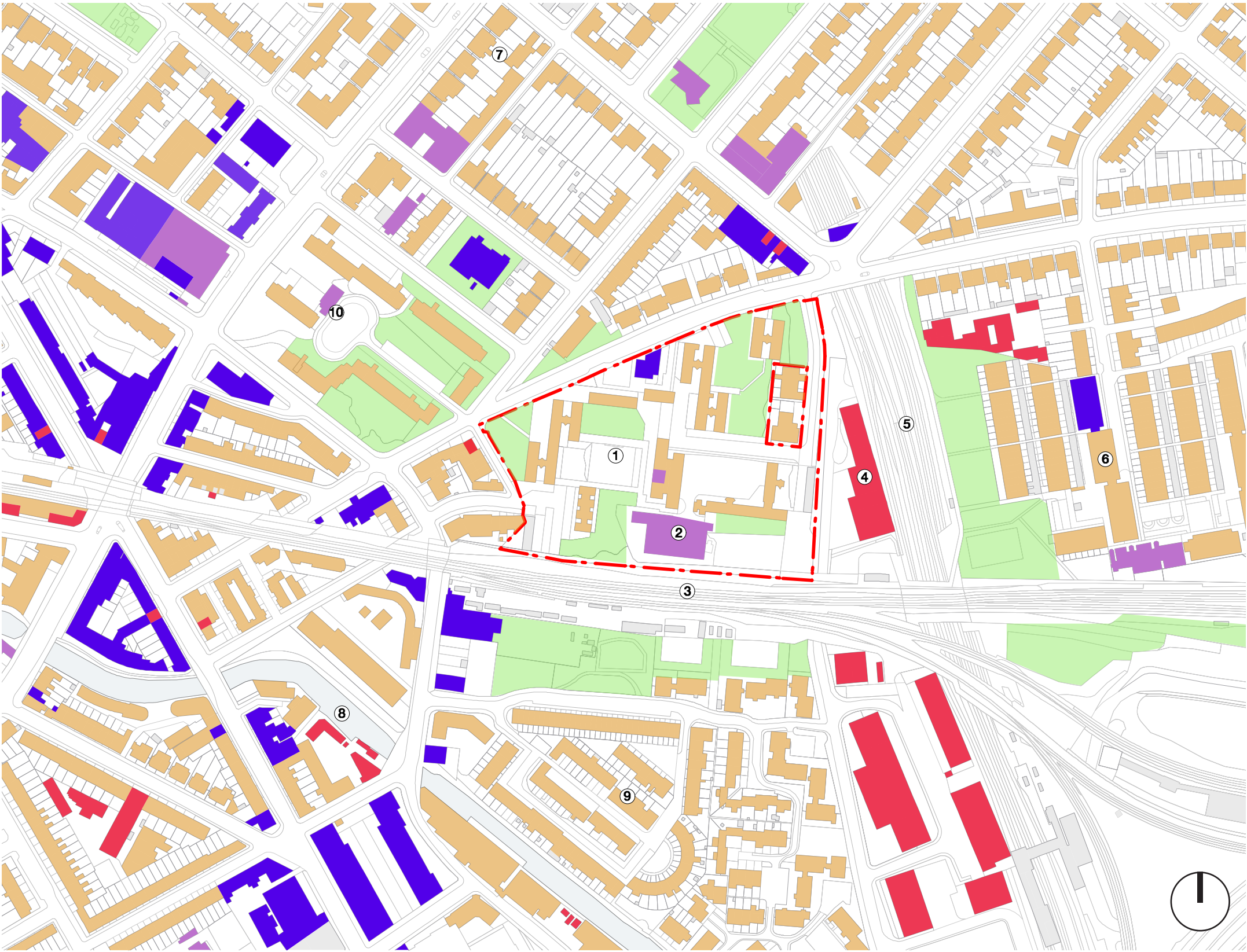
■ Building

■ Regent's Canal

■ Mainline Railway

■ Overground Railway

# 2.5 Land Use



As illustrated opposite residential is the predominant use within the estate and surrounding area. There are small pockets of commercial, community and industrial uses are in close proximity to the site.

There are a number of formal and informal green spaces in the local area.

**KEY:**

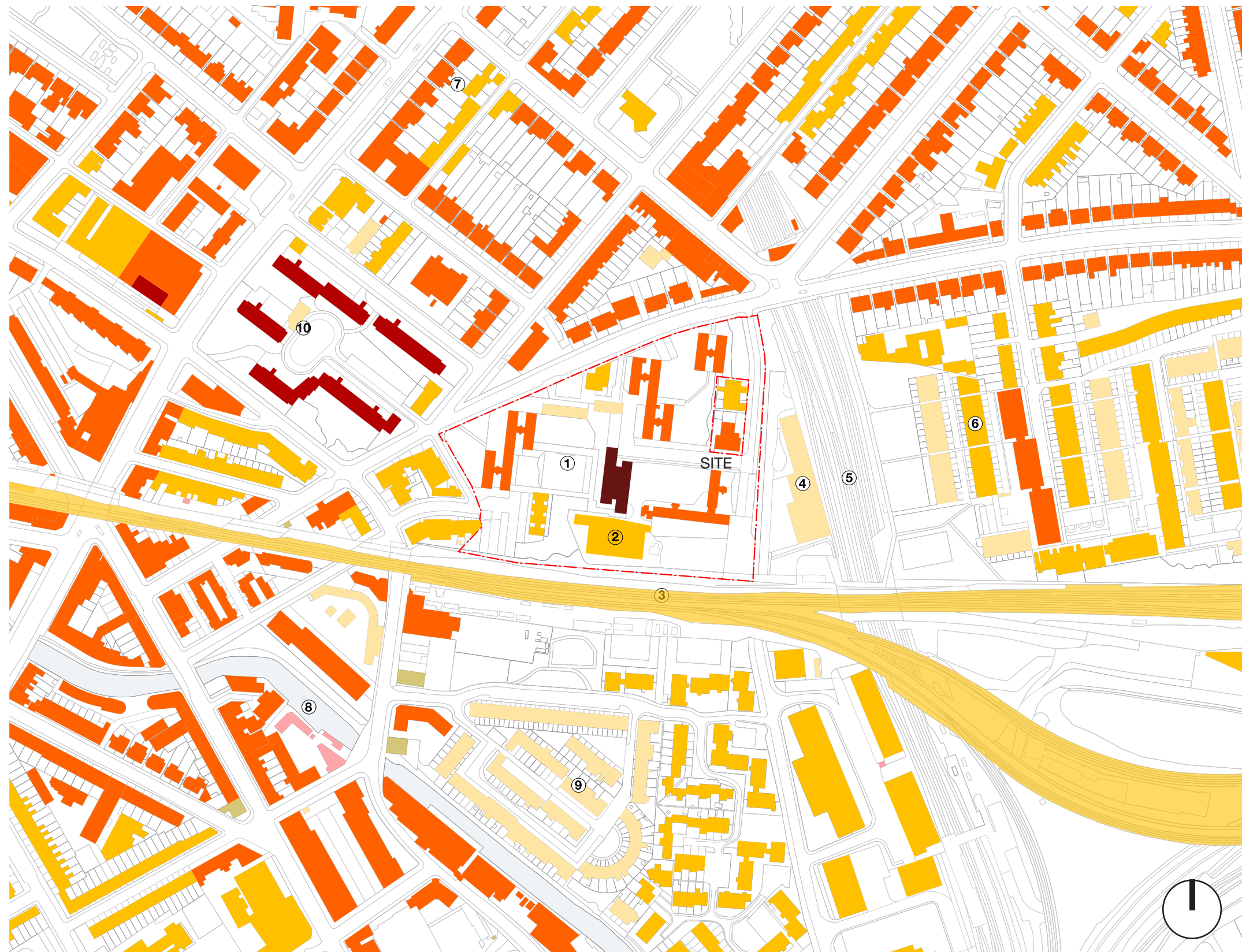
- ① Agar Grove Estate
- ② Children's Centre
- ③ North London Trainline
- ④ Camley Street Industrial Estate
- ⑤ East Midlands Mainline
- ⑥ Maiden Lane Estate
- ⑦ Conservation Area
- ⑧ Regent's Canal
- ⑨ Elm Village Estate
- ⑩ St Pancras Way Estate

--- Site Boundary

- Green Space
- Residential
- Commercial
- Community
- Industrial



## 2.6 Existing Building Heights



The area to the north of the estate is formed of streets fronted by 3-6 storey buildings, constructed over 100 years ago, with 2-3 storey developments behind these, in the form of Mews.

Lulworth Tower is the tallest building in the immediate area, although there are existing and proposed buildings within the Kings Cross Central and Maiden Lane development which are taller. To the south of the estate the mainline railway line is 2 storeys high.

The majority of the Agar Grove Estate is formed of 4 storey dwellings.

### KEY:

- ① Agar Grove Estate
- ② Children's Centre
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--- Site Boundary

1-2 Storeys

2-3 Storeys

4-6 Storeys

7-8 Storeys

9 Storeys Upwards

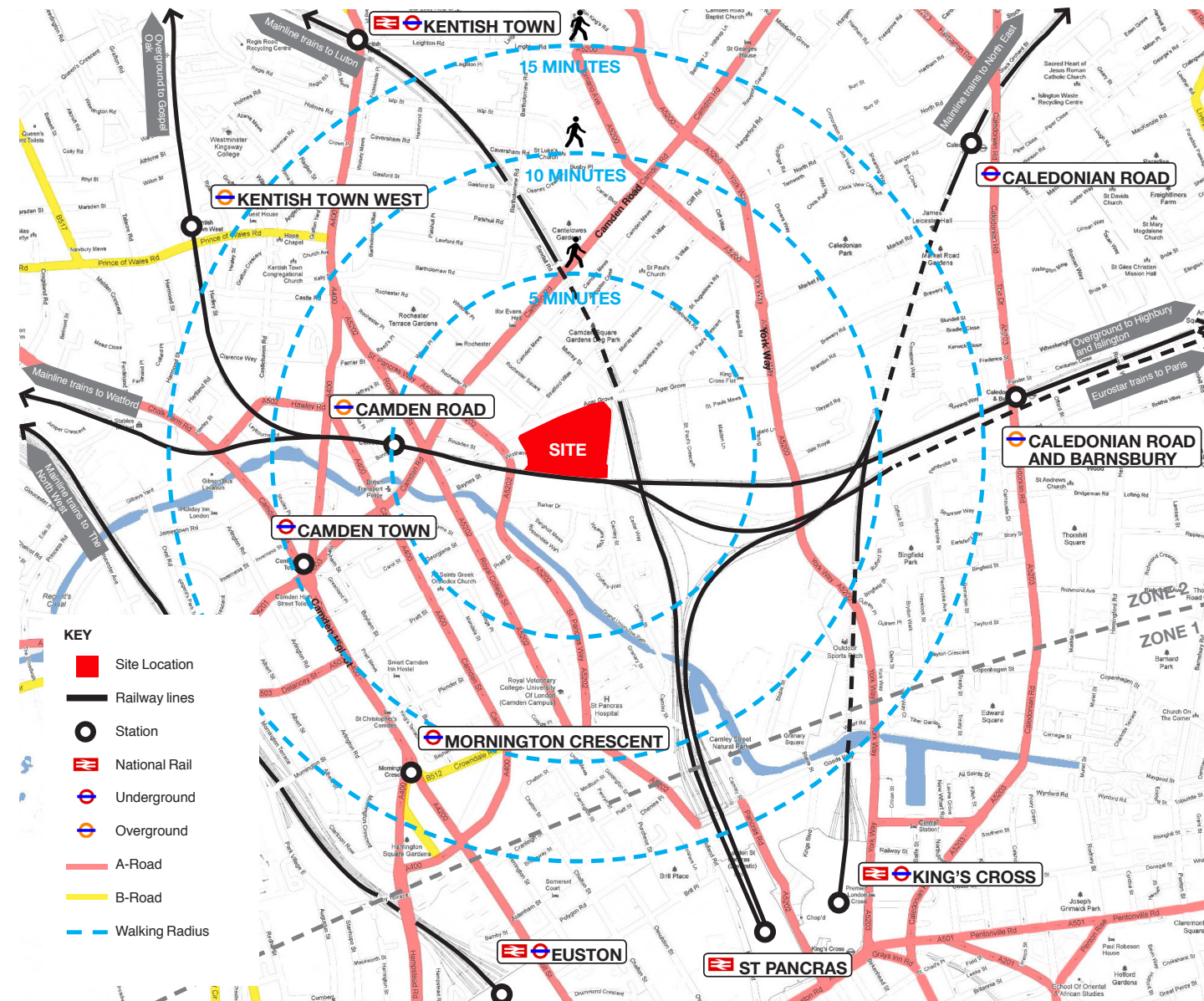


## 2.7 Transport Connections and Movement

### Borough Scale Transport Connections

The site is well served by transport connections to the rest of London via Tube, overground and bus links.

Kings Cross St Pancras and Euston Stations also provide national and international rail links within a 20 minute walk.



Borough Scale Transport Connections

### Local Scale Transport Connections

The site is well served by Public Transport being within easy walking distance of Camden Road (Overground) and Camden Town (Northern Line). In addition there are a number of bus routes serving the local area with a bus stop immediately outside the site served by the 274. The local pedestrian and cycling environment is also good.

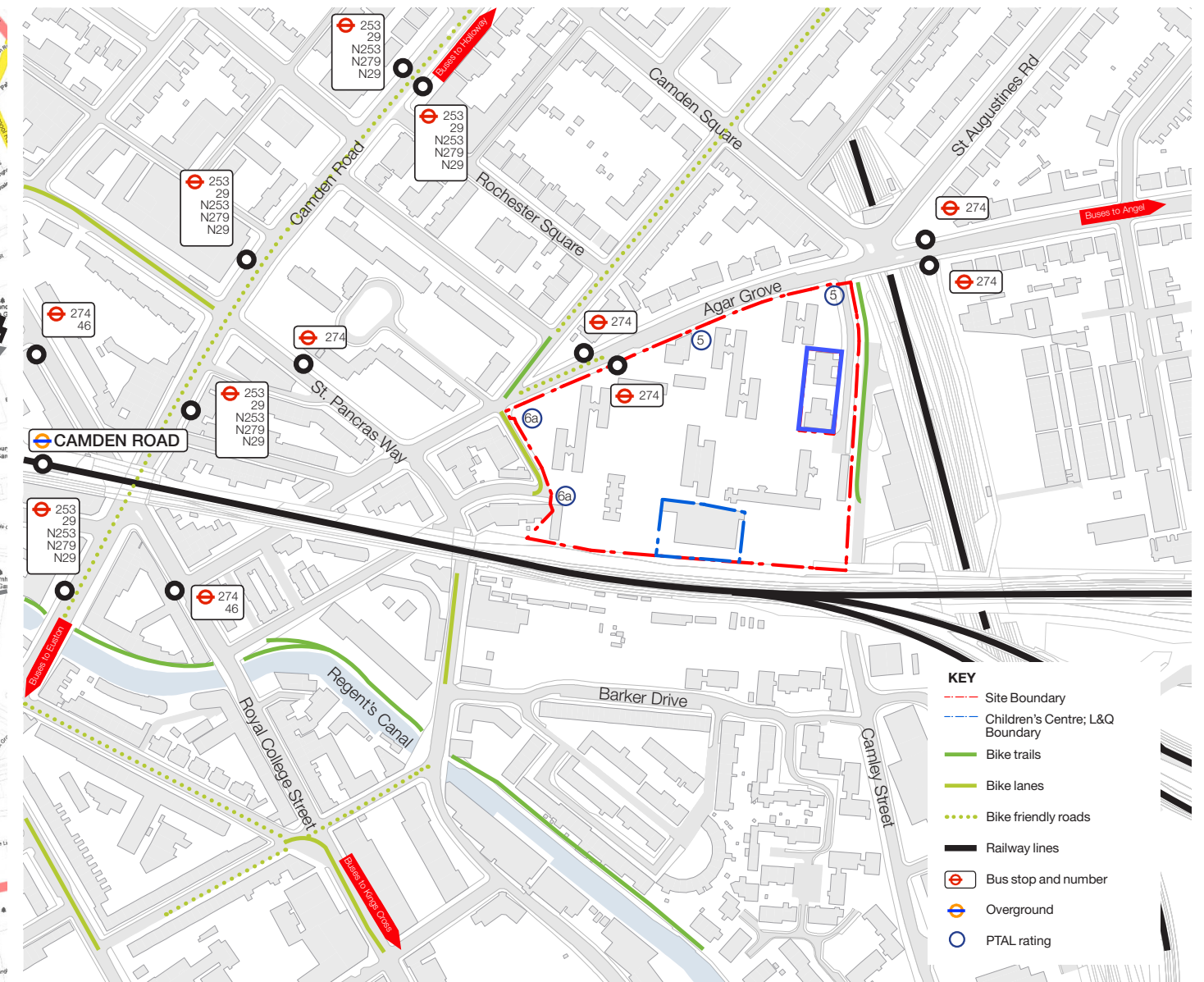
Residents can therefore access a range of local employment and London wide locations for employment, shopping, leisure and community activities without the need of a private car.

The local bus network provides good links to the rest of the London network. Some of the buses form direct links with King's Cross St Pancras and Euston stations.

Cycle lanes abut the site and link up with bike trails along Regent's Canal.

Camden Town Station is less than 300m from the site.

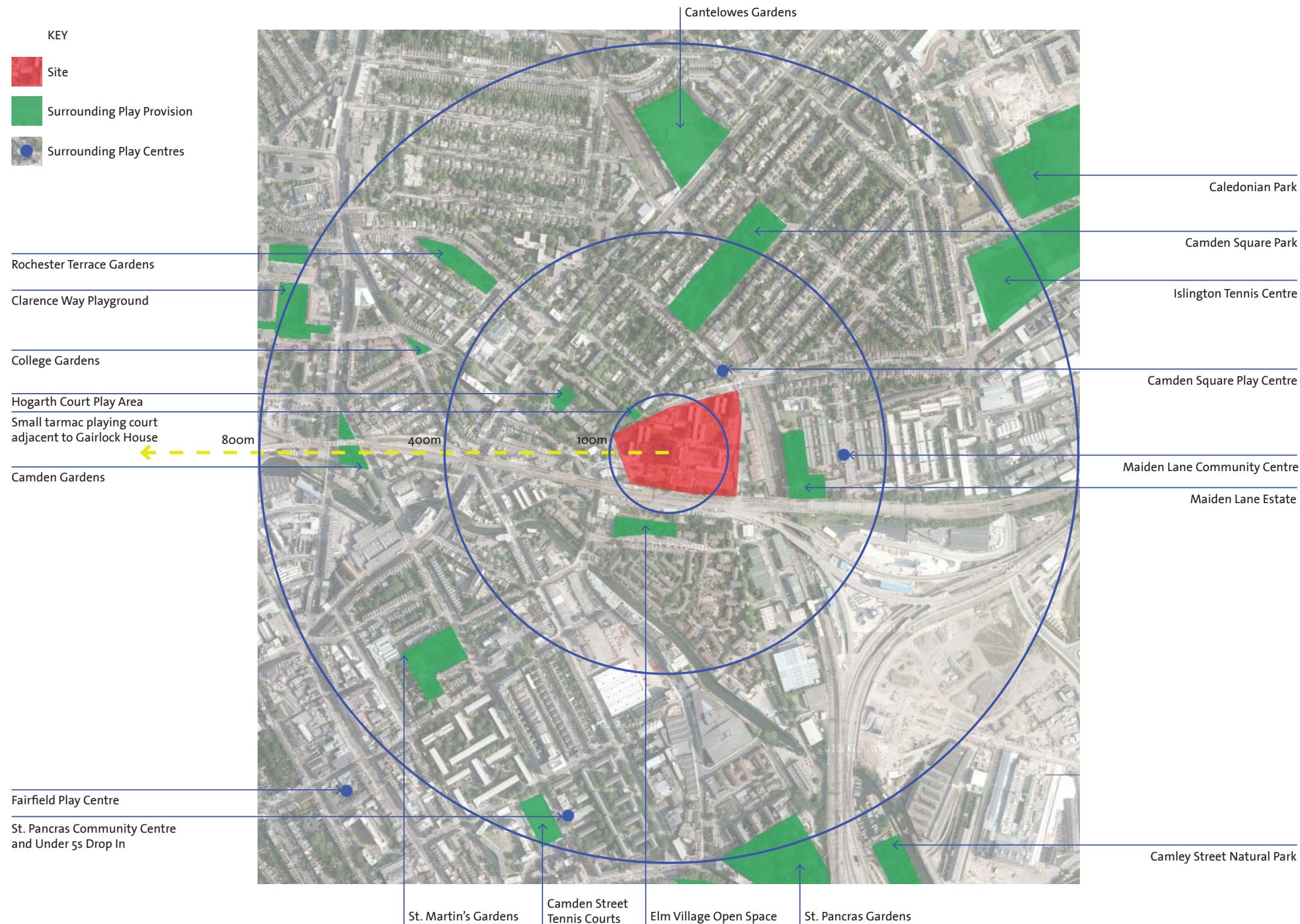
The PTAL (Public Transport Accessibility Level) rating from the site access points ranges from 5 to 6a (from [www.webptals.org.uk](http://www.webptals.org.uk))



Local Scale Transport Connections



## 2.8 Amenity and Green Spaces



Existing play provision on the site comprises a fenced children's playground with 1 no. gated entrance catering for ages between approximately 5 to 11 years with a variety of play equipment including climbing frames, swings, slide and zip wire and associated individual safety surface zones within a macadam surface. The play equipment requires maintenance and repair however the space is well used at certain times of the day particularly after school hours. The playground is located immediately west of Lulworth Tower and includes a single mature London Plane tree which provides the only shade or shelter. In addition, two macadam surfaced and fenced ball games areas are situated in the far south-eastern corner of the site. This space is overlooked by the Frampton to the north, has a single access point adjacent to an area of garages but is otherwise disconnected visually and physically from the rest of the site. As well as the formal provision of play space, paved areas within the site particularly around the perimeter of the central playground are used for amenity and informal play, for instance bike and scooter riding.

Green space on the existing site comprises amenity grass areas between the residential blocks with mature trees. Level changes across the site, the relationship between the green space to adjacent buildings and site boundaries mean that in several locations the grass areas are either inaccessible or unsuitable for recreation use.

A desktop study has been carried out to identify the existing provision of play and recreation space within comfortable walking range of the site at approximately 100m, 400m and 800m distance. There are limited facilities within 100m of the site but a wider range of play and recreation spaces within 400m including two play centres, play areas and open space. The largest area of open space is immediately north of the site at Camden Square Park. A greater variety of recreation opportunities are found within 800m including tennis courts, gardens, play spaces and parks. Although access is possible via Camley Street to reach areas to the south and east of the site, the east-west and north-south railway lines pose a barrier to movement to and from the site.



## 2.9 Physical and Urban Context



View down Agar Grove from Murray Street



Agar Grove Conservation Area Georgian Villas



View halfway down Agar Grove facing South-West



View on Agar Place looking south